



9 Monks Close, West Hanney, Wantage OX12 0LS
Oxfordshire, £325,000

Waymark

Monks Close, Wantage OX12 0LS

Oxfordshire
Freehold

A Well Presented Two Bedroom Semi-Detached Chalet Bungalow | Good Size Living/Dining Room & Kitchen | NO ONWARD CHAIN | Superb Master Bedroom On The Top Floor With Built-In Wardrobes | Ground Floor Bathroom | Enclosed Rear Garden | Two Allocated Parking Spaces | Pleasant Cul-De-Sac Position Within Popular Village Location of West Hanney

Description

A well presented two bedroom semi-detached chalet bungalow situated in a pleasant cul-de-sac within the ever sought after village location of West Hanney. Offered for sale with NO ONWARD CHAIN, this well proportioned property should be viewed at the earliest opportunity to avoid disappointment.

The light and airy accommodation briefly comprises on the ground floor of entrance hall, kitchen, good size living/dining room, family bathroom and a double bedroom. On the first floor you find a landing with airing cupboard and a superb master bedroom with built-in wardrobes.

Externally there is an enclosed rear garden which is enclosed by mature hedging and trees adding to the overall privacy. To the side of the property are two allocated parking spaces.

Material Information - The property is freehold, connected to mains gas, water electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Please open 'Brochure 1' for further material information to include broadband and mobile signal, flood risk and more.

Location

West Hanney is a popular village situated adjacent to East Hanney. The

village amenities include a church, pub, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfred's in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.

Viewing Information

By appointment only please.

Local Authority

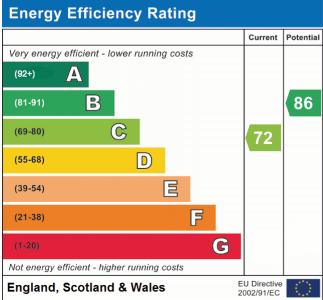
Vale of White Horse District Council.

Tax Band: B



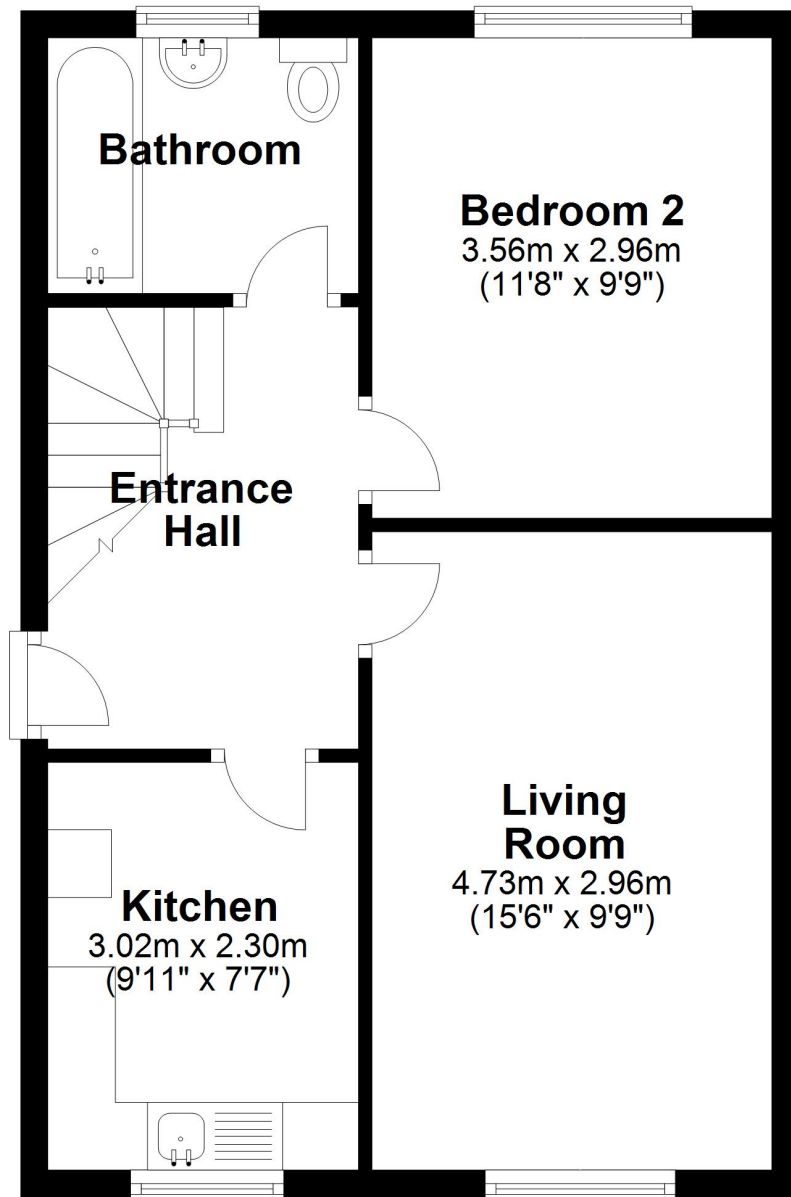
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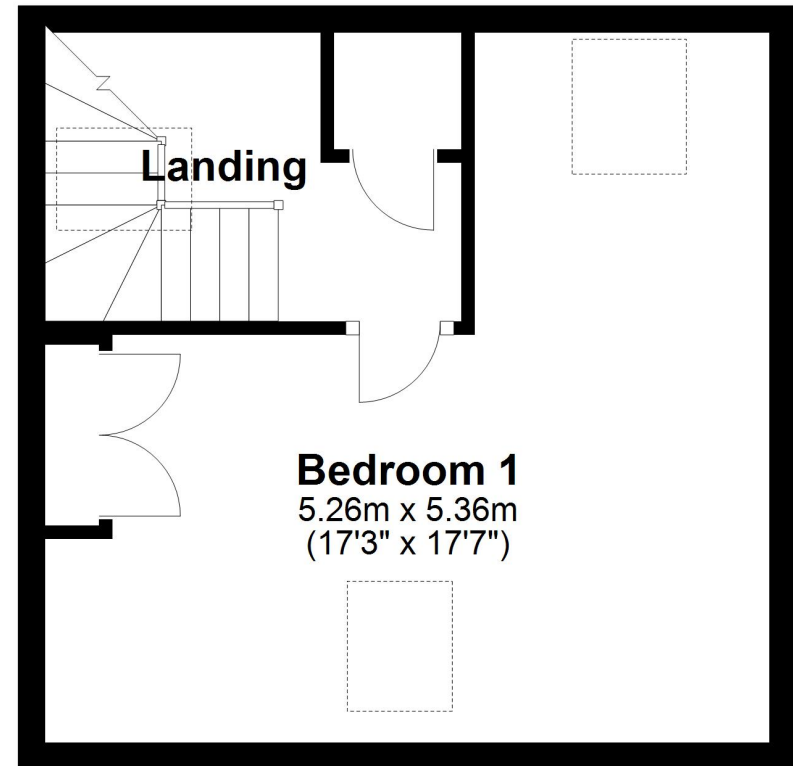
Ground Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.6 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

